



# CITY OF HOUSTON

Planning and Development

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June 1, 2015

## NOTICE OF PUBLIC HEARING

### **Proposed Amendments to the 2014 Major Thoroughfare and Freeway Plan (MTFP)**

The City of Houston Planning Commission will hold a **public hearing on Thursday, July 16, 2015 at 2:30 p.m. in the City Hall Annex Building, Council Chambers, Public Level, 900 Bagby Street, Houston, Texas, 77002.** The purpose of the Public Hearing is to allow interested citizens to be heard concerning proposed changes to the 2014 Major Thoroughfare and Freeway Plan (MTFP). The MTFP identifies right-of-way needs and proposes roadway alignments within the city limits of Houston and its Extraterritorial Jurisdiction (ETJ). The MTFP does not initiate the timing of right-of-way acquisition or construction activities related to the roadways.

Information on each proposed amendment will be available for public review at an **open house to be held on Thursday, June 25, 2015 from 5:30 p.m. to 7:30 p.m. at the United Way Community Resource Center, 50 Waugh Drive, Houston, Texas, 77007.** The applicants and Planning and Development Department (P&D) personnel will be available at the open house to answer questions.

This notification letter has been mailed to property owners and registered civic associations adjacent to roadways included the amendment request. Included in this notification package is information about the specific amendment which may be of potential interest to the respective property owner and provides answers to some frequently asked questions.

In addition to comments made at the Public Hearing, **comments submitted by July 3, 2015, using the online comment form** available on the website listed below, will be taken into account by the Planning Commission before making a decision on amendment requests. Additionally, the Commission will weigh information provided by P&D and other government transportation agencies in the Houston region. Four weeks after the public hearing, on August 13, 2015, staff will present recommendations to the Planning Commission. The Planning Commission will vote on each amendment and forward its recommendations to City Council by September 1, 2015. Once an ordinance for the amendments has been adopted by City Council, a new MTFP will be published by the City. More information about the MTFP and proposed amendments are available on the Major Thoroughfare and Freeway webpage at [www.houstonplanning.com](http://www.houstonplanning.com). The information can be found by selecting "2015 MTFP Amendment Requests" link under "Announcements" at the bottom of the page. You may contact the Planning & Development Department at 832-393-6600 or email [amar.mohite@houstontx.gov](mailto:amar.mohite@houstontx.gov).

**Council Members:** Brenda Stardig Jerry Davis Ellen R. Cohen Dwight A. Boykins David Martin Richard Nguyen Oliver Pennington Edward Gonzalez Robert Gallegos Mike Laster Larry V. Green Stephen C. Costello David W. Robinson Michael Kubosh C.O. "Brad" Bradford Jack Christie Controller: Ronald C. Green



## 2015 Major Thoroughfare and Freeway Plan (MTFP) Amendments

### Frequently Asked Questions

**Q What is a Major Thoroughfare and Freeway Plan (MTFP) Amendment?**

**A** The City of Houston's MTFP was first adopted by City Council in 1942. It is a long range plan that provides for a system of thoroughfares and collectors to support overall mobility. It does not deal with timing of right-of-way acquisition or road construction. The Plan is updated through an annual amendment process. Amendments generally delete, add or modify a portion of a planned Thoroughfare or Collector. Streets such as Hillcroft Avenue, Kirby Drive, and FM 2100 are examples of planned Major Thoroughfares that have matured over the years. The Plan will continue to be modified in order to meet Houston's growing transportation needs.

**Q What is an alternative?**

**A** When the City receives an application to amend the MTFP, staff evaluates the proposed request and studies the adjoining area's major roadway network. The Planning Department (P&D) may identify and evaluate other options in the area, other than the one submitted by the applicant. Such options will be presented as alternatives at the Open House so that all interested parties are aware of options being considered by P&D and Planning Commission.

**Q I received a letter from the City. Why? What does this have to do with me?**

**A** If you have received a notice in the mail from the City, it means that our records show you own property that may be impacted by a proposed amendment to the MTFP. Please read the enclosed report to learn more about the proposed amendment that may specifically impact you and your property.

**Q My property is located in the County, not within the City limits. Why is the City dealing with issues in the County?**

**A** The MTFP covers not just the major road network within the City limits, but also within the City's Extra Territorial Jurisdiction (ETJ). This allows transportation needs to be addressed on a regional basis.

**Q I am concerned about a proposed amendment. What can I do?**

**A** First, you can find out more about the amendment request in the following ways:

- Read the report that was included in the mail out; see other helpful links on our website (*see below*)
- Go on-line to review the application and letter of justification submitted by the applicant:  
↳ [www.houstonplanning.com](http://www.houstonplanning.com)– click 2015 MTFP Amendment Requests under Announcements
- Attend the public **Open House** to meet with the applicant, talk to City staff & fill out a comment form:  
↳ Thurs. June 25, 5:30-7:30 p.m., United Way Community Resource Center, 50 Waugh Drive, Houston, Texas, 77007 (*see map on reverse*)
- Contact the Planning Department staff and/or the applicant

Then, if you would like to make your concerns known to the City you can:

- Write an email, letter or fax to the City expressing your concerns
- Attend the **Public Hearing** and speak directly to the Planning Commission  
↳ Thurs. July 16, 2:30 p.m., City Hall Annex Council Chambers, 900 Bagby, Houston, 77002 (*see map on reverse*)

**Q What is going to happen at the public Open House on June 25? (*see map on reverse*)**

**A** There will be map displays and information about each amendment request. You can walk around and view the information and learn more about the amendment requests that are of interest to you. You will also be able to have one-on-one conversation with the applicants and P&D staff. Also, you can learn more about what will happen at the public hearing and how you can best express your concerns to the Planning Commission.

**Q What is going to happen at the Public Hearing on July 31? (*see map on reverse*)**

**A** The Planning Commission holds a Public Hearing to provide an opportunity for concerned citizens to make their views known publicly. Comments submitted by July 3, using the online comment form on the website (refer to instructions above to locate the link on the website), will also be taken into account by the Planning Commission in making a decision on amendment requests. Additionally, the Commission will weigh information provided by the P&D staff and other government agencies concerned about transportation in our region.

**Q Who decides what to do?**

**A** Four weeks after the Public Hearing, P&D will present its recommendations to the Planning Commission. The Planning Commission will vote on each amendment and forward its recommendations to City Council by September 1, 2015. Once an ordinance for the amendments has been adopted by City Council, a new MTFP will be published by the City and made available as a reference to other agencies and the public throughout the year.

**City of Houston - Planning & Development Department**

Mailing address: P.O. Box 1562 Houston Texas, 77251-1562

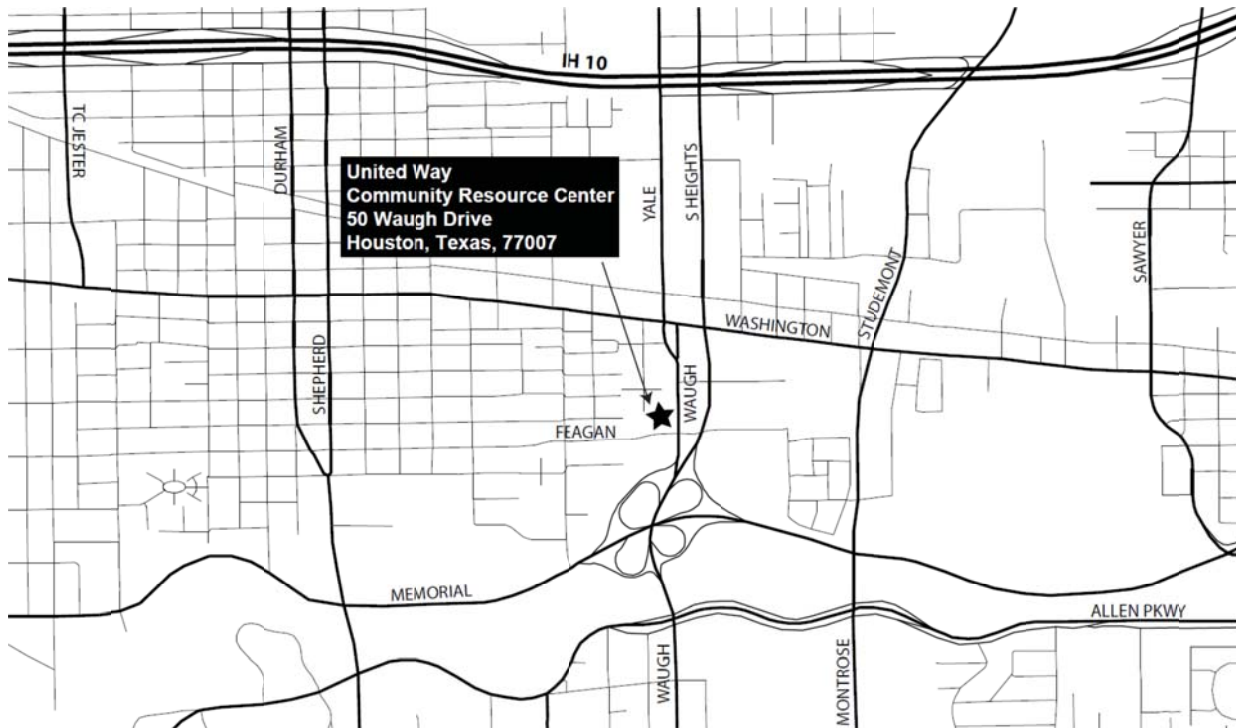
Physical address: 611 Walker, Houston Texas, 77002

Phone: 832.393.6600

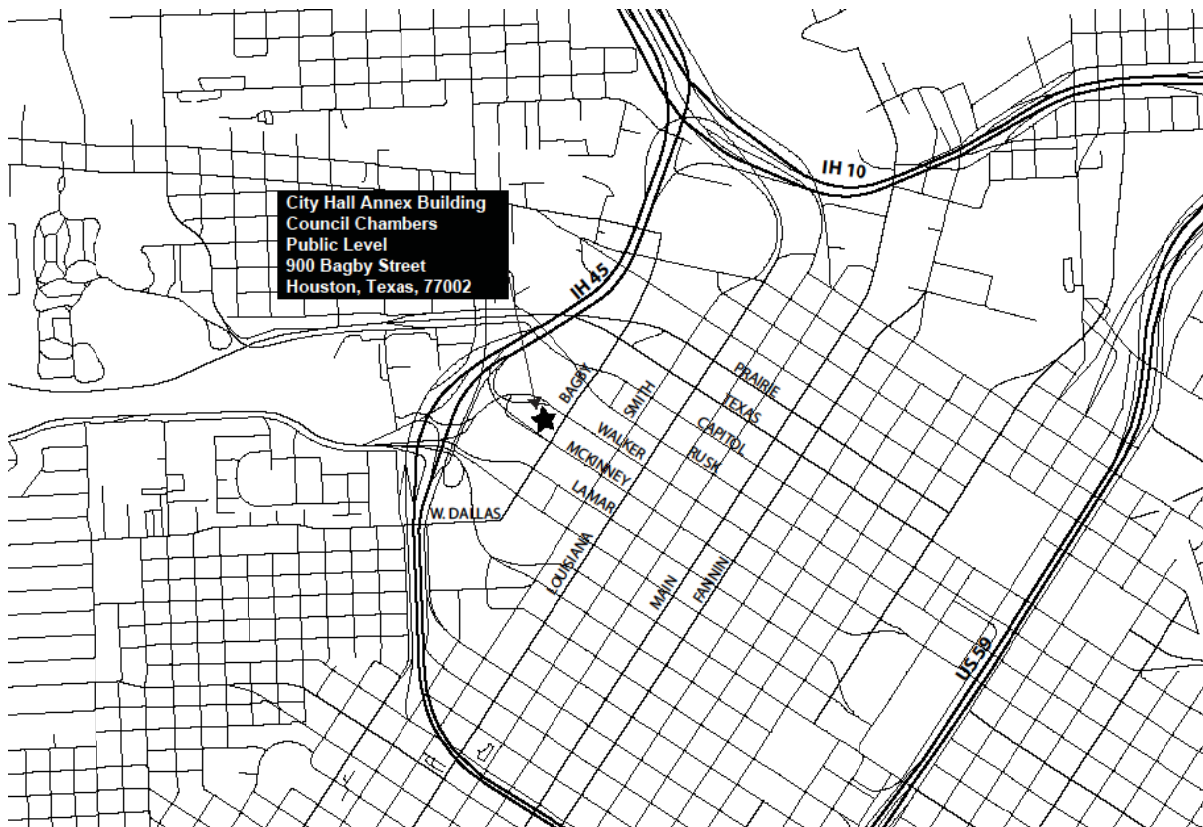
Fax: 832.393.6661

Email: [mobility.planning@houstontx.gov](mailto:mobility.planning@houstontx.gov)

**Map of Public Open House Location,  
Thursday, June 25, 2015 (5:30 - 7:30 p.m.)**



**Map of Public Hearing Location,  
Thursday, July 16, 2014 (2:30 p.m.)**



# PRELIMINARY REPORT

## 2015: E4 – *Bauer Hockley Road*

**APPLICANT:** Harris County Engineering Department

**KEY MAP:** 326

**JURISDICTION:** Harris County

**LAMBERT:** 4468

**DISTRICT/PRECINCT:**  
Harris County Pct.: 3

### PROPOSAL:

Harris County is requesting the deletion of Major Thoroughfare Bauer Hockley Road, between Mason Road and Mueschke Road, from the Major Thoroughfare and Freeway Plan (MTFP). The Major Thoroughfare is currently classified with 4 lanes and a 100-foot right-of-way (T-4-100).

### APPLICANT'S JUSTIFICATION and HISTORY:

Harris County requests the deletion of the thoroughfare because it crosses floodplains and a floodway. The applicant contends that it is not likely that a developer would build additional residential homes in a floodway area as these would need to be elevated. It is also very expensive to build in a floodplain area as more fill would be needed to elevate the homes, and property owners would need to purchase flood insurance. The entire segment bisects approximately two dozen existing homestead properties. Realignment to the south would negatively affect a future Harris County Flood Control District project. This is shown to go through the middle of the Little Cypress Oaks Estates unrecorded subdivision (all private streets). It is unlikely that these lots will subdivide, and the County would never likely split a subdivision in half as shown on the MTFP.

The applicant suggests that having a thoroughfare line going through the middle of Little Cypress Oaks Estates serves no purpose because there is only existing internal circulation consisting of private streets. The existing private streets do not line up with the current mapped alignment. It is unlikely that the additional right-of-way (ROW) would be obtained from existing homeowners.

The applicant states that the amendment request to remove the thoroughfare would not affect east-west circulation. The existing platted subdivision, Lakes of Fairhaven Section 2, to the west being built out does not account for a street extension to the east having the existing streets terminate in a cul-de-sac on the eastern plat boundary. Also, the subdivision has existing detention ponds that would also prevent east-west circulation. Furthermore, there is a private subdivision called Saddle Ridge Estates south of the creek that is built out and would prevent east-west circulation.

The 1980 MTFP shows the original east-west alignment north of Grant Road from east of Stuebner Airline west to Roberts Road. In 1982, the MTFP was amended to realign the unnamed east-west Major Thoroughfare to make a connection to Bauer Hockley Road to the west. Looking at aerials in the area and block book maps from the late seventies and early eighties, there appeared to be private streets with existing residencies.

# PRELIMINARY REPORT

## POTENTIAL ALTERNATIVE:

In an effort to preserve the grid network and circulation in this area, the Planning & Development (P&D) staff will evaluate the realignment of Bauer Hockley Road between Mason Road and Mueschke Road to align with existing local road, Bauer Hockley Road. This realignment relocates the proposed thoroughfare out of the flood plain for Little Cypress Creek and maintains east west circulation in the area.

# 2015 Major Thoroughfare and Freeway Plan Amendment Request: Harris County Public Infrastructure Department E-3 - E-5

## 2015 MTFP Amendment Requests

- Add —●—  
 Realign —○—  
 Remove —X—
- Reclassify {  
 Street Class —■—  
 ROW Width —▲—  
 No. Lanes —◆—

## 2014 MTFP

- Freeway ———  
 Major Thoroughfare ———  
 Major Collector ———  
 Minor Collector ———  
 Transit Corridor Street ———
- Local Street ———  
 Railroad —+—  
 Houston City Limit ———  
 Houston ETJ ———  
 County Boundary ———  
 Park ———  
 Waterway ———

